

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

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Damon McQuaid, Clk.
Kenneth Chenis, Mbr.
Matthew Allison, Mbr.



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960 Massachusetts Avenue
Lunenburg, MA 01462

Minutes
Public Hearing
909 Massachusetts Avenue
September 22, 2014

Meeting Posted: Yes
Time: 6:35 PM
Place: Town Hall, 17 Main Street, Lunenburg, MA 01462
Present: Nathan J. Lockwood, Damon McQuaid, Matthew Allison
Absent: Joanna L. Bilotta-Simeone, Kenneth Chenis
Also Present: Chantell Fleck, MRPC

Public Hearing was to hear and discuss a Special Permit under Section 4.4.3. and a Development Plan Review under Section 8.4. of the Protective Bylaw of the Town of Lunenburg for an in-home antique and consignment shop at 909 Massachusetts Avenue (Map 60, Parcel 0003). Owner is Mary L. Padula, 909 Mass Ave, Lunenburg, MA. Applicant is DJ Layhe, 100 Lancaster Avenue, Lunenburg, MA.

Presentation by DJ Layhe. Currently owns antique business at 3 Lancaster Avenue. Has moved to 909 Massachusetts Avenue and plans to relocate business there. Antique business is a slow flow business – asking for operation hours of Wednesday - Saturday 10-5 (maybe Wednesday nights 'till 8 PM). Sunday 10-5, closed Monday and Tuesday. No staff other than family that is residing in the house. Having shop in home would reduce expenses. Would request same type sign as currently at 3 Lancaster Avenue. Business will be named Harley House Décor. Wants to maintain current traffic flow of separate entrance and exit, but due to poor sight lines would like to have "entrance" and "exit" stenciled on a four foot post at both locations. Would also like a 3 by 5 foot flag attached to each post. One flag would say "consignment" and the other "furniture". Sample flag was shown. The shop will be at the rear of the house. Would like to place an eighteen by eighteen inch "open" or "entrance" sign at door as there are numerous doors to the building. Would like to have one free standing sign of forty-eight by thirty-two inches at front of the property.

M. Allison suggested applicant consider a white arrow painted on the paved portion of the drive indicating direction of travel. He also suggested a "do not enter" sign placed at the exit.

Lois Filiu, 919 Mass Ave- supports the antique business but was concerned with the two large proposed flags. Suggested a wooden colonial sign.

Donna Cameron, 919 Mass Ave- concerned with flags obstructing view of traffic if the day is windy. Asked if a site plan review was done. No site plan review being proposed as it is being changed to a lesser use and only change is signage. Applicant hopes to purchase the property at some point in the future.

N. Lockwood noted one "open" flag no larger than three by five feet is allowed under Section 6.5. Signs. The Harley House Décor sign on the side of the building could note "furniture" instead of "open". A portable "open" sign could also be allowed at the door. A "furniture" flag would be attached to the brackets on the Harley House Décor sign at the front of the house.

Motion D. McQuaid to close hearing, Second, M. Allison.

Hearing closed 7:17 PM.

Documents used at hearing:
909 Massachusetts Avenue Special Permit and Development Plan Review application